



*Plan and Zoning Commission
Staff Report*

Meeting Date: July 6, 2010

Topic: Tradition Plat 3 PUD Amendment
Date: July 1, 2010
Prepared By: Eric Carstens, AICP
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the proposed amendment to the Tradition PUD and Master Plan.

Discussion

HZB Enterprises, LLC is requesting an amendment to the Tradition Plat 3 PUD. The subject property is located south of SW Tradition Drive, east of the City owned park along the Saylor Creek Tributary. The development was originally proposed to be a mixture of bi-attached and detached townhomes. Regency constructed some of both types of units. HZB Enterprises, LLC is proposing to finish out the development with detached townhomes. Following Plan & Zoning Commission recommendation, the City Council approved amended building elevations for these detached townhomes at their meeting on June 7, 2010.

The request is to rezone the property as an amendment to the PUD. The developer has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, as well as the signatures of the owners of at least 60% of the land within 250' of the subject property.

The units proposed for construction by HZB Enterprises, LLC have larger building footprints than the townhomes constructed by Regency. Although the new building footprints fit within the existing "postage-stamp" lots, the current setback requirements combined with the layout of the development create some issues with the larger units. One issue is that the development was designed in some areas for the construction of bi-attached units. HZB Enterprises, LLC is proposing to construct detached townhomes only. Based on this change, the first amendment request is to reduce the minimum building separation from 14' to 10'.

The other issue is the depth of the new units versus the Regency units. Currently there is a 30' setback for units adjacent to the linear park to the west. Although some lots encroach into this 30' setback, the Regency units did not extend to the rear of the lots and could comply with the 30' setback requirement. The larger units now proposed would extend to the rear of the lots in some cases, and would not meet the 30' setback requirement. Therefore, the 2nd amendment request is to reduce the setback adjacent to the City park from 30' to 10'.

The PUD amendment request is to reduce the minimum building separation from 14' to 10' and reduce the setback along the park from 30' to 10'.

Public Hearing

There was some discussion about whether the amendment to the PUD would allow the developer to increase the density of the project. The private streets, public utilities, clubhouse, pool and some units already exist within the development. This is a part of the reason the amendment has been requested and also limits what can be done with the remainder of the development. The general layout will remain the same and the total number of units will most likely remain the same as well.

There was also a question about decreasing the rear setback along the Saylor Creek Tributary and flooding concerns. The City received parkland with this development that encompassed all of the floodplain along this creek. The reduced setback will not put units within the floodplain.